

Applicant requests a Special Exception under Section 2.16.050 J (Carport over a Driveway) in a R-3 (Residential) zone.

This would permit an existing 25' by 19' carport that is proposed to encroach in the front yard setback and to be located to within 6 feet of the front property line.

The required front and rear yard cumulative setback total is 50 feet in the R-3 zone district.

BACKGROUND

The applicant began construction of the carport without permit. An inspection by Building Permits & Inspections shows that the existing 4x12 beams are over spanned as is the 4x10 ridge beam. The applicant has met with Building Permits & Inspections and will submit plans to correct the structural weaknesses. The carport shall match the house in materials and design. The applicant is proposing a pergola at the front of house with rock-faced columns to match the rock-faced carport columns. There is no utility easement at the front property line.

CALCULATIONS

Permitted carport area = 500 sq. ft. (2,501 sq. ft. first floor area under roof ÷ 5)

Requested area of carport = 475 sq. ft. (25' x 19')

Required front and rear yard setback total = 50'

Requested front yard setback = 6'

STAFF RECOMMENDATION

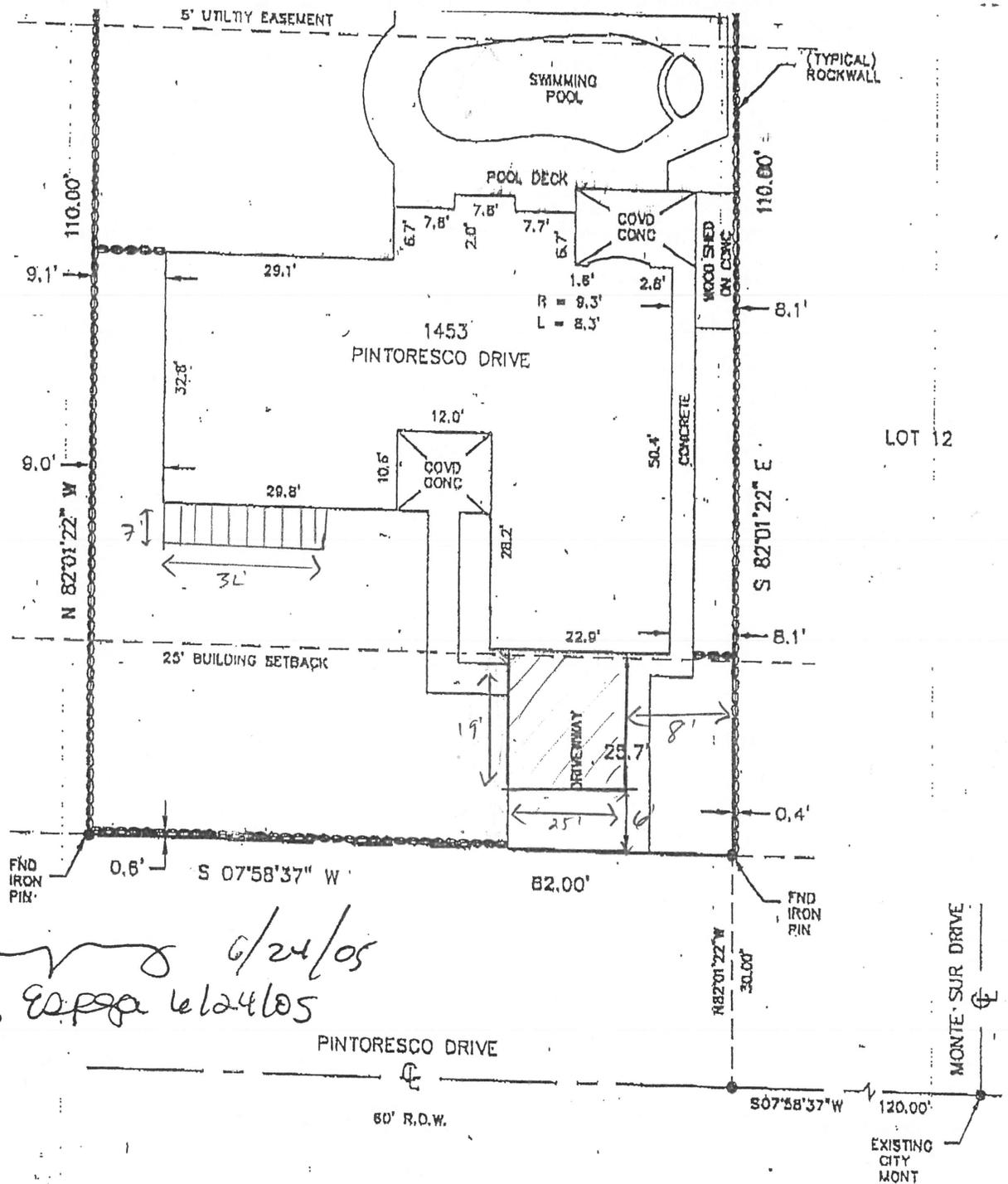
Staff recommendation is pending review of the revised plans.

The Zoning Board of Adjustment is empowered under Section 2.16.050 J to:

Permit the encroachment into the required front yard setback for a lot in a residential (R) district beyond other allowed modifications for a carport covering a driveway; provided, however, that:

1. The residence has been in existence with a valid certificate of occupancy for one continuous year; and,
2. The zoning board of adjustment has received the written approval of the structural design from the building permits and inspection division of the development services department; and,
3. The carport shall be constructed of the same material, architectural design, and color scheme as the residential structure, open on three sides, and attached to the main structure; and,
4. The area of the carport shall not exceed one-fifth of the first-floor area of the dwelling, nor shall the carport rise above the highest point of the roof of the dwelling; and,
5. Elevation drawings of the proposed structure shall be submitted; and,
6. For a duplex, the total of all extensions granted shall not exceed one-third the average width of the site, and the total of all extensions for either unit of the duplex shall not exceed two-thirds of the average width of that unit; and,
7. Unless otherwise provided in this chapter, all remaining areas of the required front yard shall be permanent open space; and,
8. There is no other reasonable alternative to provide a carport in the front yard of the subject property without exceeding the encroachments allowed in Title 20 of this code; and,
9. The extension shall not permit the creation of an additional dwelling unit for rental purposes nor shall it constitute an extension of the living area of the dwelling.

ITEM #2

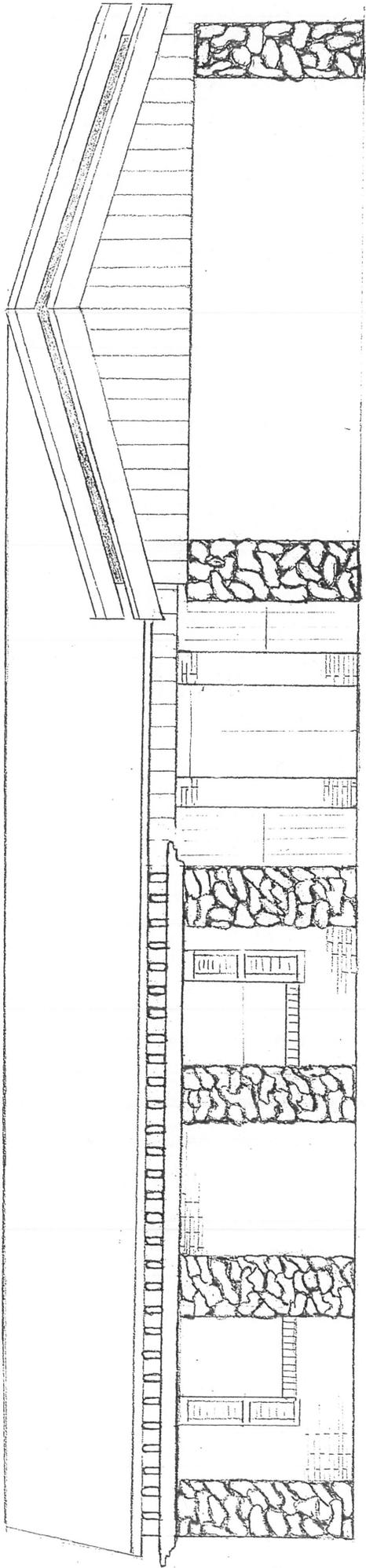


Bartha Espino 6/24/05
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M. O. Fossa

Duke Rosco

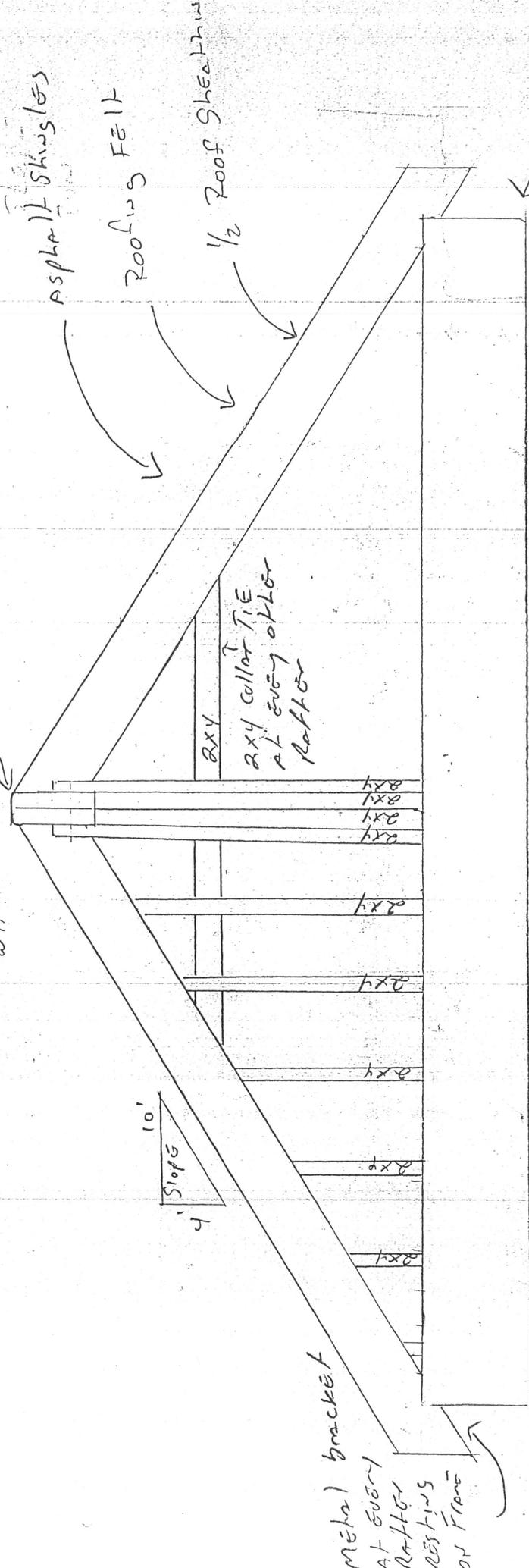
CERTIFICATION I HEREBY CERTIFY THAT THE PRECEDING BOUNDARY SURVEY WAS MADE ON THE GROUND AND UNDER MY PERSONAL SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THAT THERE ARE NO ENCUMBRANCES OR EASEMENTS SHOWN HEREON. CARLOS M. JIMENEZ 3950 SURVEYOR R.P.L.S. No. 3950	JOB #200364 DATE: 02/08/00 FIELD: DG OFFICE: JI FILE: C:2000/200364
	LOCATED IN ZONE C PANEL # 480214-0042 B DATED 10/15/82
	RECORDED IN VOLUME 35 PAGE 09,09A PLAT RECORDS, EL PASO COUNTY, TX
	1453 PINTORESCO DRIVE LOT 13, BLOCK 26 VISTA DEL SOL, UNIT SIX CITY OF EL PASO, EL PASO COUNTY, TEXAS
 G.D. CONSULTING COMPANY 1840 N. LEE TREVIÑO, STE. 105 EL PASO, TEXAS 79936 (915) 633-6422	



1" = 5' 7 1/2 scale

Frontal Structure View

2x10 Ridge Beam with support in middle sandwiched with another 2x10



Asphalt Shingles
Roofing Felt
1/2" Roof Sheathing

2x4 Collar Tie
AT EVERY OTHER
RAFTER

2x12 Beam
with support in
middle sandwiched
with another 2x12

Metal bracket
AT EVERY
RAFTER
RESTING
ON FRAME

Matching Siding on Front of Porch
to cover wooden structure

